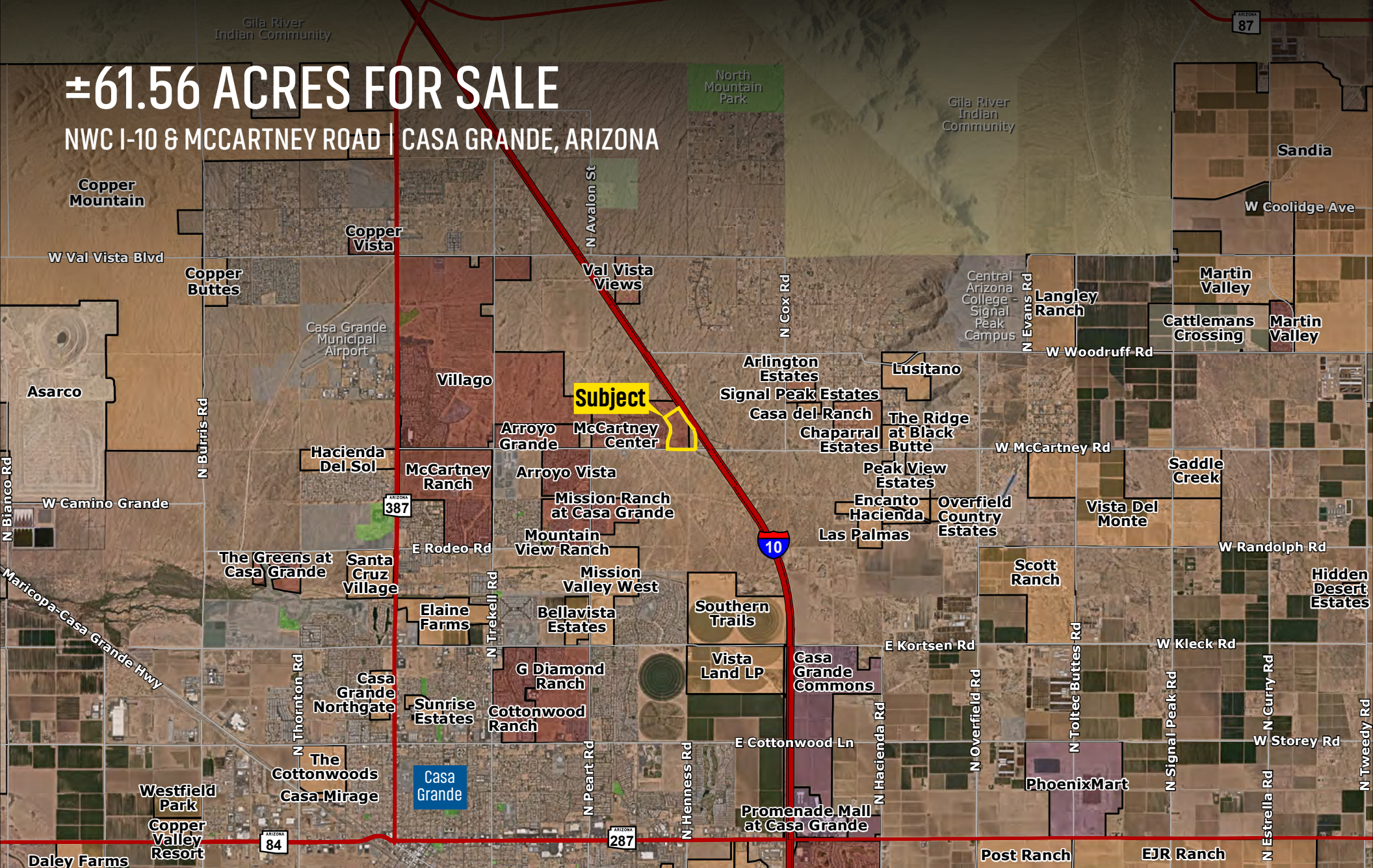


# ±61.56 ACRES FOR SALE

## NWC I-10 & MCCARTNEY ROAD | CASA GRANDE, ARIZONA



CONTACT FOR MORE INFORMATION

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# EXECUTIVE SUMMARY



<b>LOCATION</b>	The property is located NWC I-10 & McCartney Road.	<b>UTILITIES</b>	Sewer - City of Casa Grande Water - Arizona Water Company (Pinal Valley) Gas - Southwest Gas Corporation Electric - Arizona Public Service
<b>SIZE</b>	±61.56 Acres		
<b>PRICE</b>	Submit offers	<b>DUE DILIGENCE MATERIALS</b>	<a href="#">Click here to view Due Diligence Materials</a>
<b>PARCELS</b>	515-35-025A, 509-24-7020 (portion)		
<b>TAXES</b>	\$9,217.72 (2025)	<b>DEMOGRAPHICS</b>	<a href="#">Click here to view the Surrounding Area Demographics &amp; Income Report</a>
<b>ZONING</b>	PAD Commercial <a href="#">Click to View the PAD Document</a>		

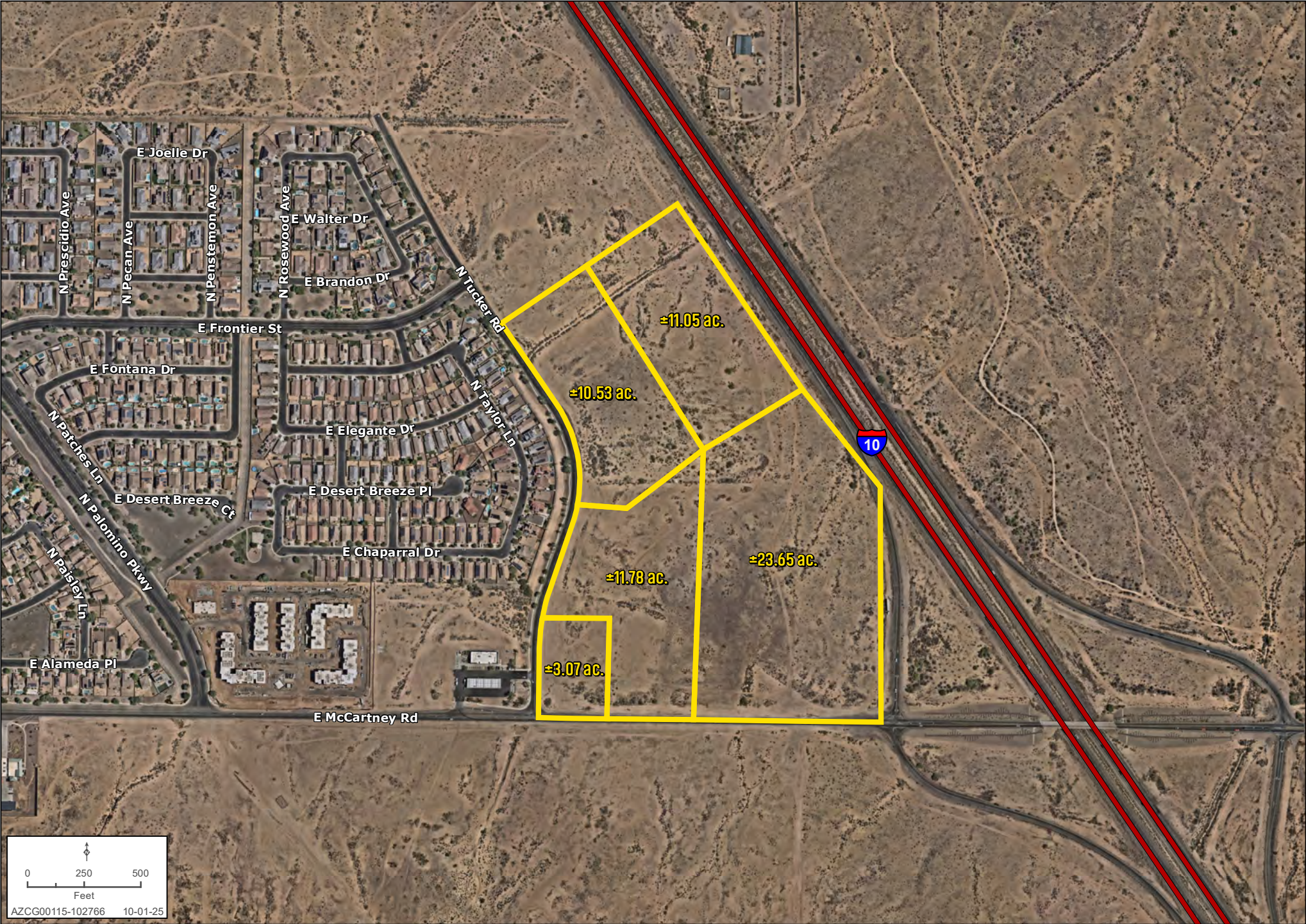
## COMMERCIAL PERMITTED USES

- Administrative, business and professional offices
- Appliance sales, service
- Appliance repair
- Athletics clubs
- New auto or recreational vehicle sales (with accessory maintenance, rental, repair and used vehicle sales)
- Automobile car wash
- Banks
- Barber shop
- Beauty parlor
- Business and office machine sales, service and repair
- Business, technical or vocational school
- candy and ice cream store
- Cigar and tobacco store
- Clothing and costume rental shop
- Convenience store
- Dancing or theatrical studio
- Delicatessen and catering establishment
- Drug store
- Dry cleaning and laundry establishment
- Essential public service or utility installation
- Florist
- Garden Supply store
- Gas service station
- General services uses including business, personal and professional service establishments
- General retail businesses engaged in direct sales to the ultimate consumer
- Greenhouse
- Hotel or motel
- Laundromat, self-service
- Liquor store
- Medical, dental or health clinic
- Newsstand
- Offices
- Optician
- Photographic studio
- Plant nursery
- Public buildings (Post Office, Police, Fire, etc.)
- Restaurants
- Restaurant, convenience
- Retail Stores
- Shoe repair, shoe shine shop
- Tavern, bar or lounge
- Theatre, excluding drive-in theatre
- Automobile tire sales, repair and mounting
- Video arcade
- Video sales and rental
- Watch repair shop
- Wireless telecommunication facilities - height is 35 feet maximum





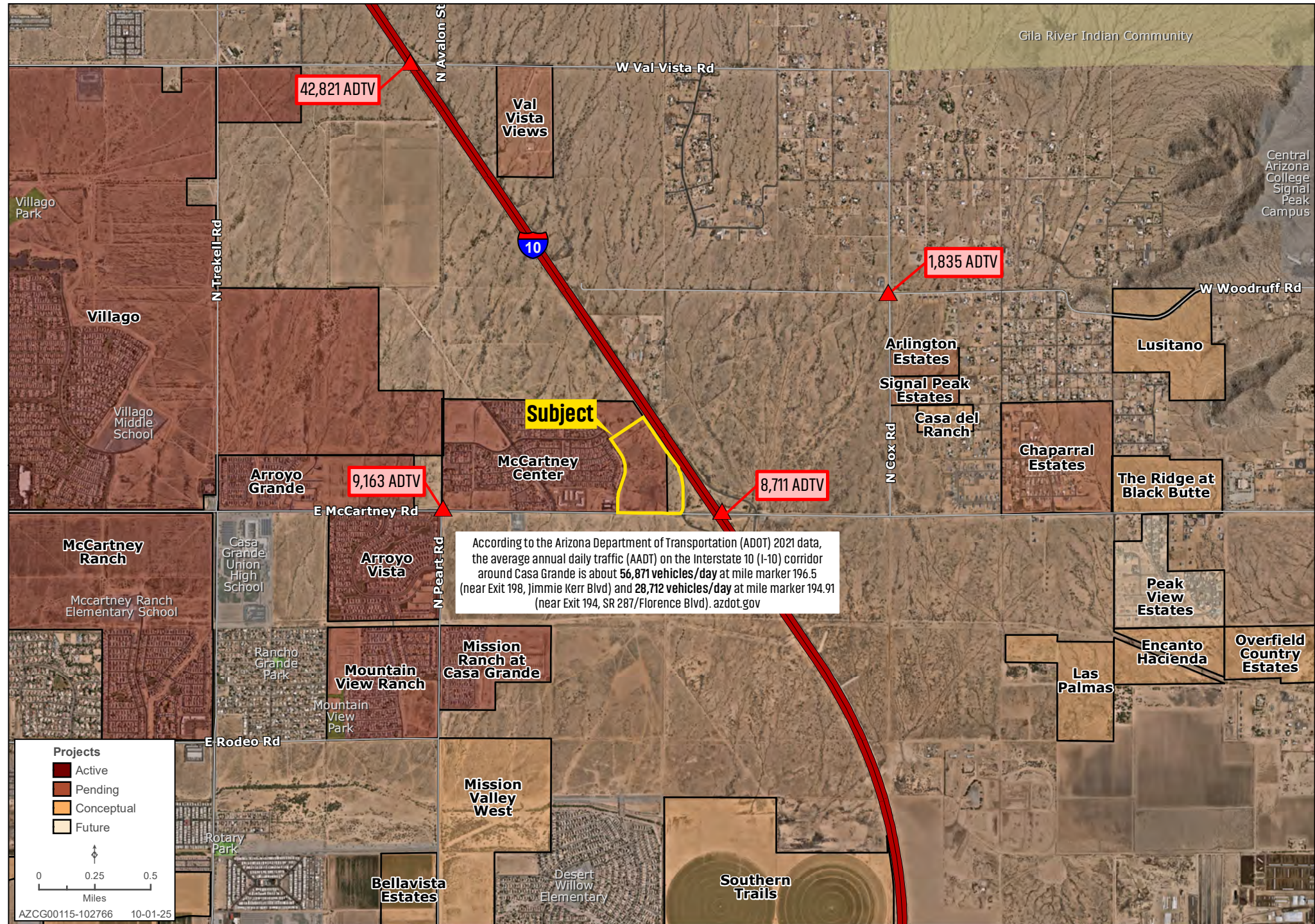






# TRAFFIC COUNT | SIHI

Kirk P. McCarville, CCIM | 520.251.0348 | Trey Davis | 602.363.3901 | landadvisors.com





PROPERTY AERIAL | NORTH



April 2024  
North



PROPERTY AERIAL | SOUTH





PROPERTY AERIAL | EAST





PROPERTY AERIAL | WEST



April 2024  
West





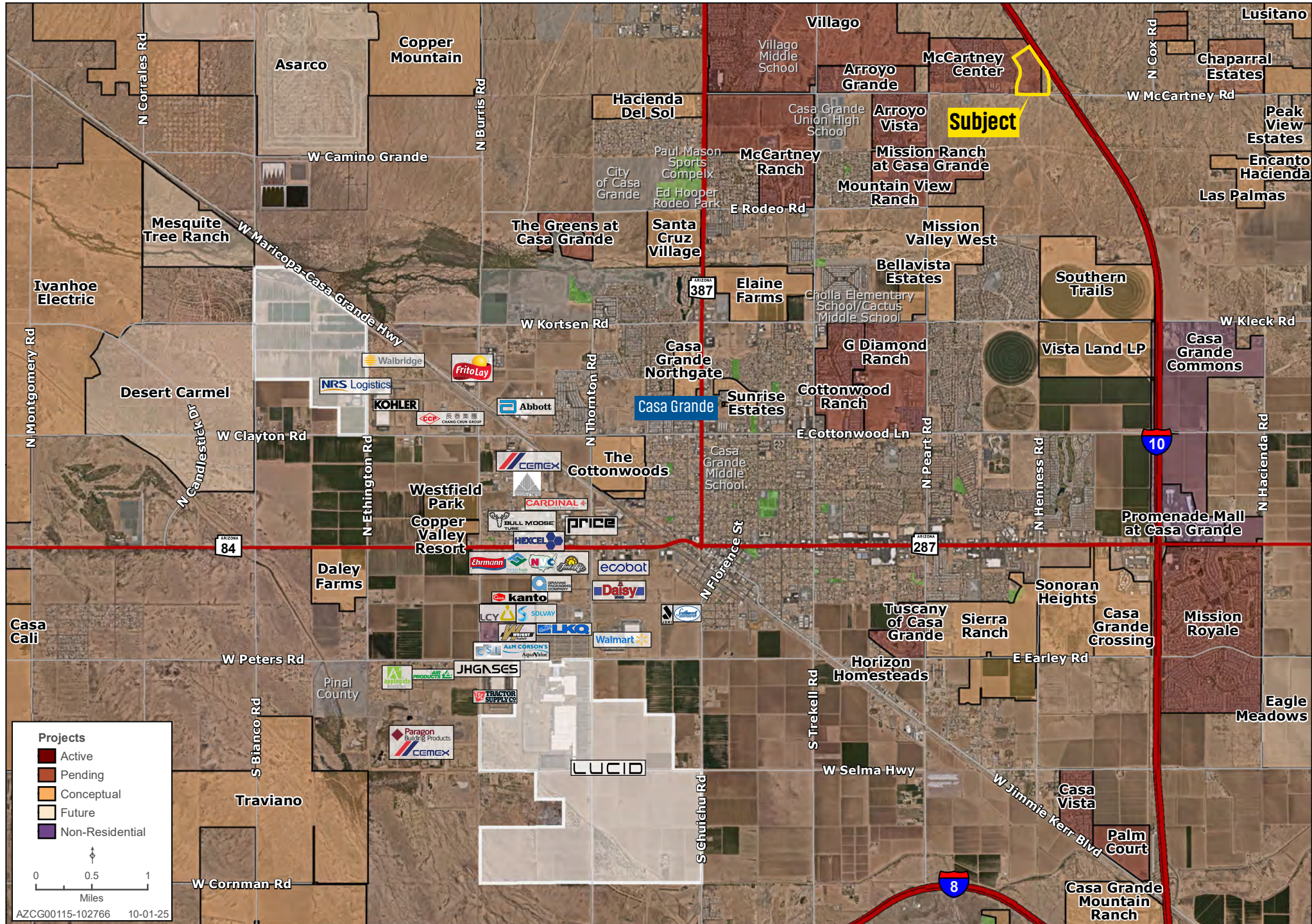


LOCAL CAR DEALERS | SIHI

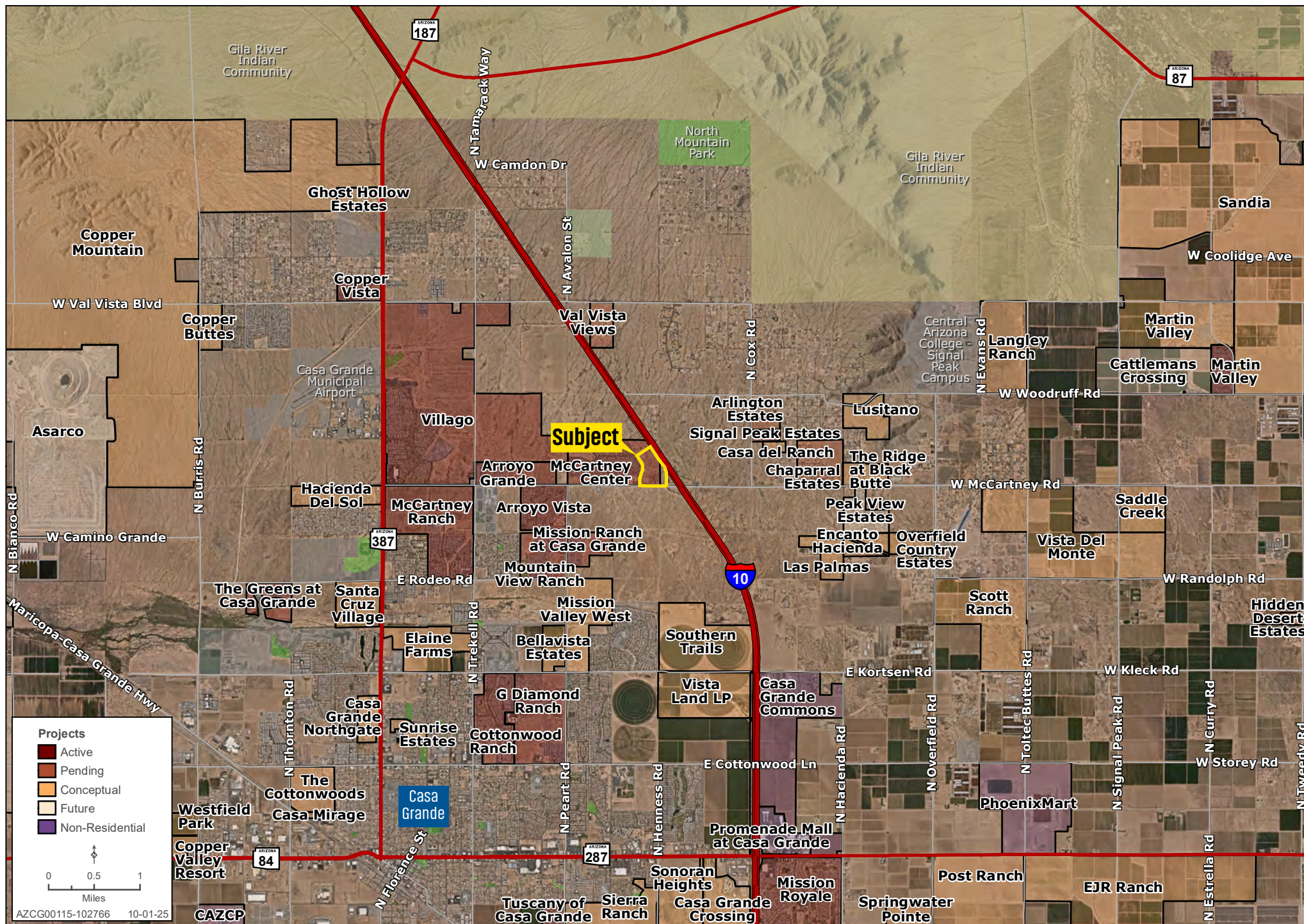
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# PINAL COUNTY HIGHLIGHTS |

CLICK THE LINKS BELOW FOR MORE INFORMATION



## New Jobs

Coming to  
Pinal County



## Labor

Report



## Casa Grande

Incentive  
Package



## Pinal County

Incentive  
Package



## 2025

Market  
Insights



## About

Land Advisors  
Organization



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